



# White Oak Science Gateway – Pro-Rata Fee

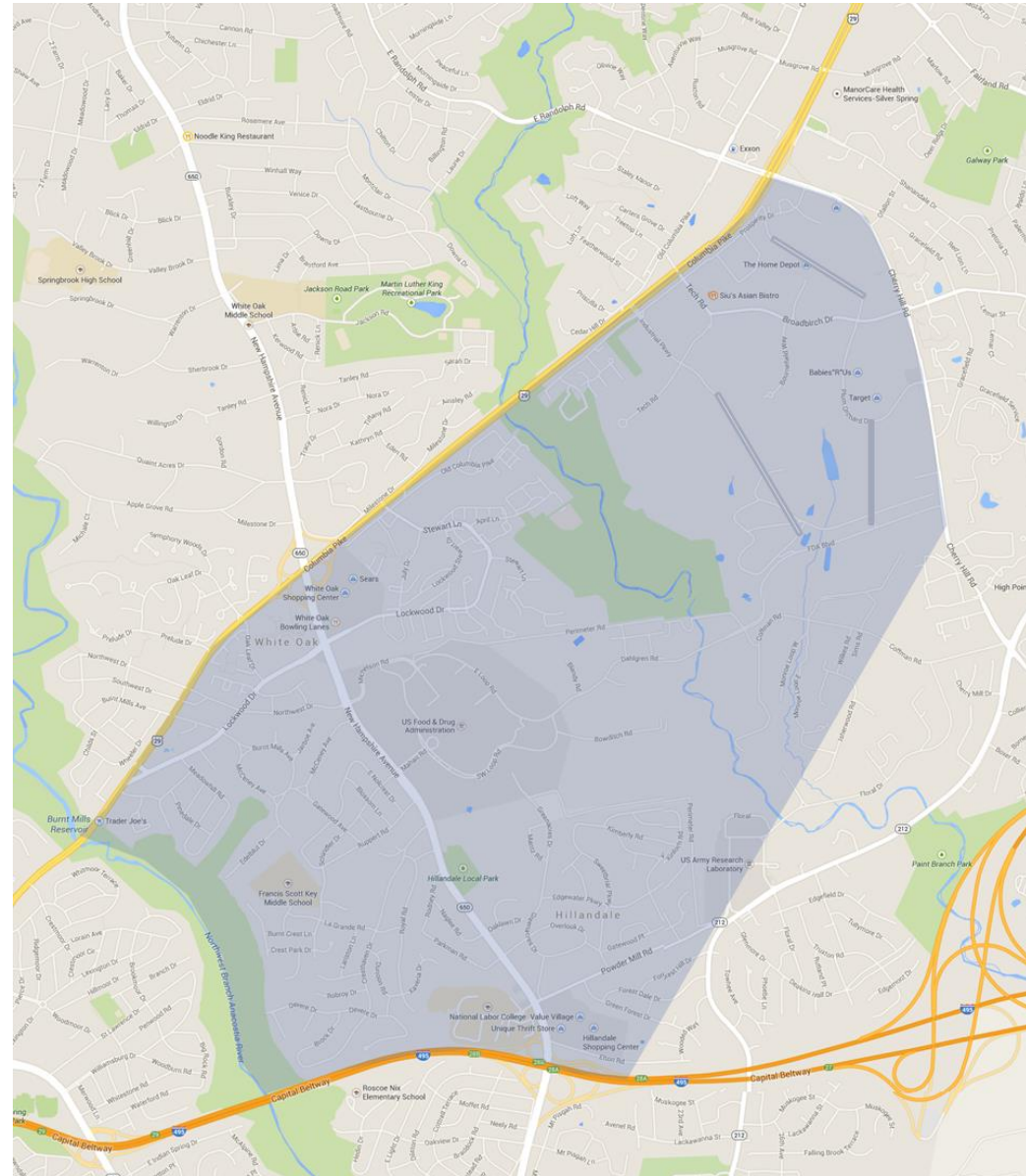
East Silver Spring Citizens Advisory Board  
January 4, 2017

# Presentation Agenda

- Master Plan
- LATR
- Methodology
- Findings
- Next Steps

# Master Plan

- Provides for additional growth:
  - 10,000,000 SF additional commercial
  - 8,000 additional residential dwelling units
  - 30,000 additional jobs
  - Improved jobs/housing balance
  
- Requires new infrastructure:
  - Interchanges
  - Intersection Treatments
  - Road Widenings
  - New Ped/Bike Facilities
  - New Transit Services
  - Improved Transit Services



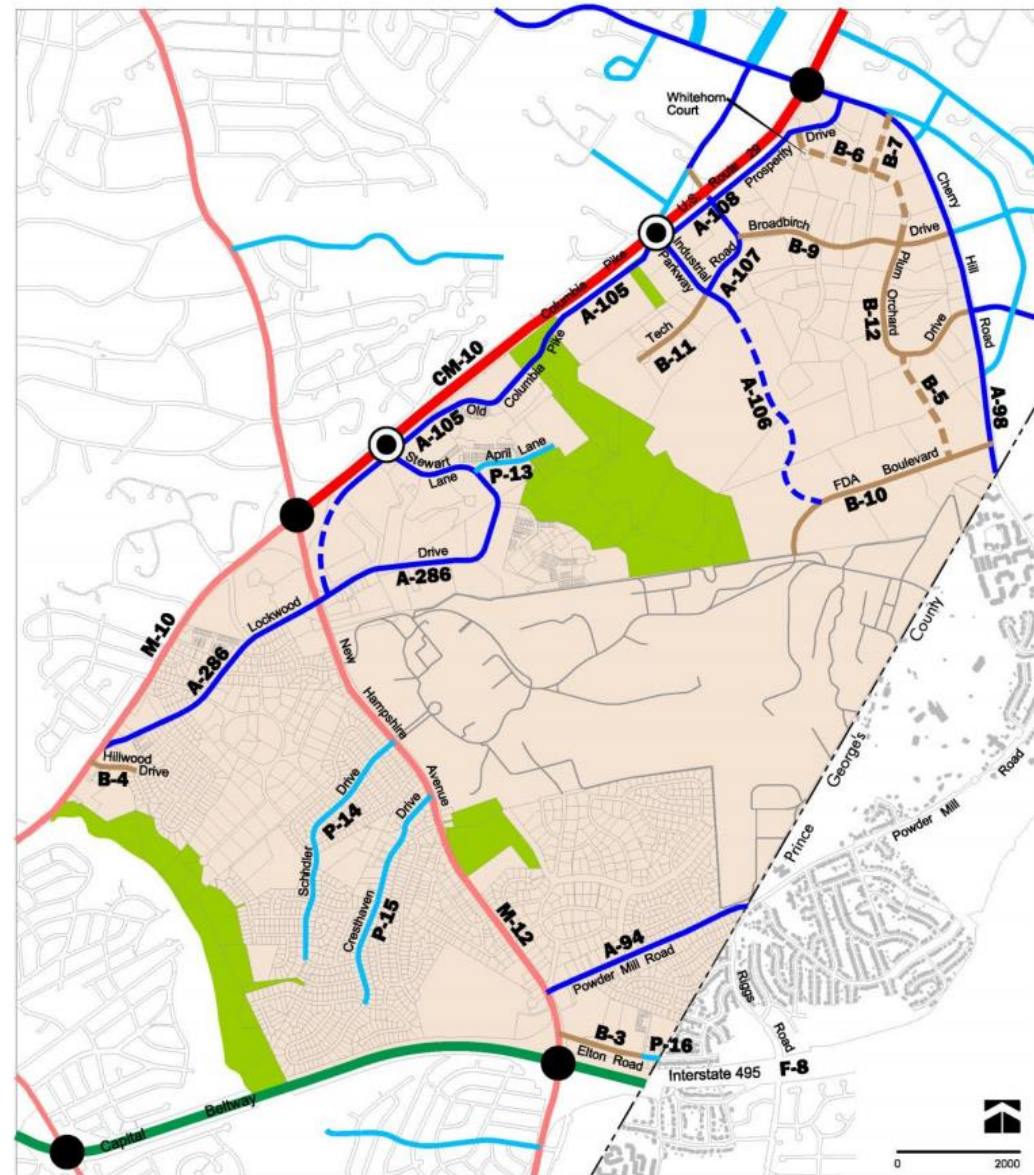
# Master Plan

## ■ Interchanges:

- Stewart Lane
- Tech Road / Industrial Parkway

## ■ New Roads:

- **A-105** Old Columbia Pike Extended
- **A-106** Industrial Pkwy Extended
- **B-5** Plum Orchard / FDA Blvd Connector
- **B-6** Plum Orchard Extended
- **B-7** Cherry Hill / Plum Orchard Connector





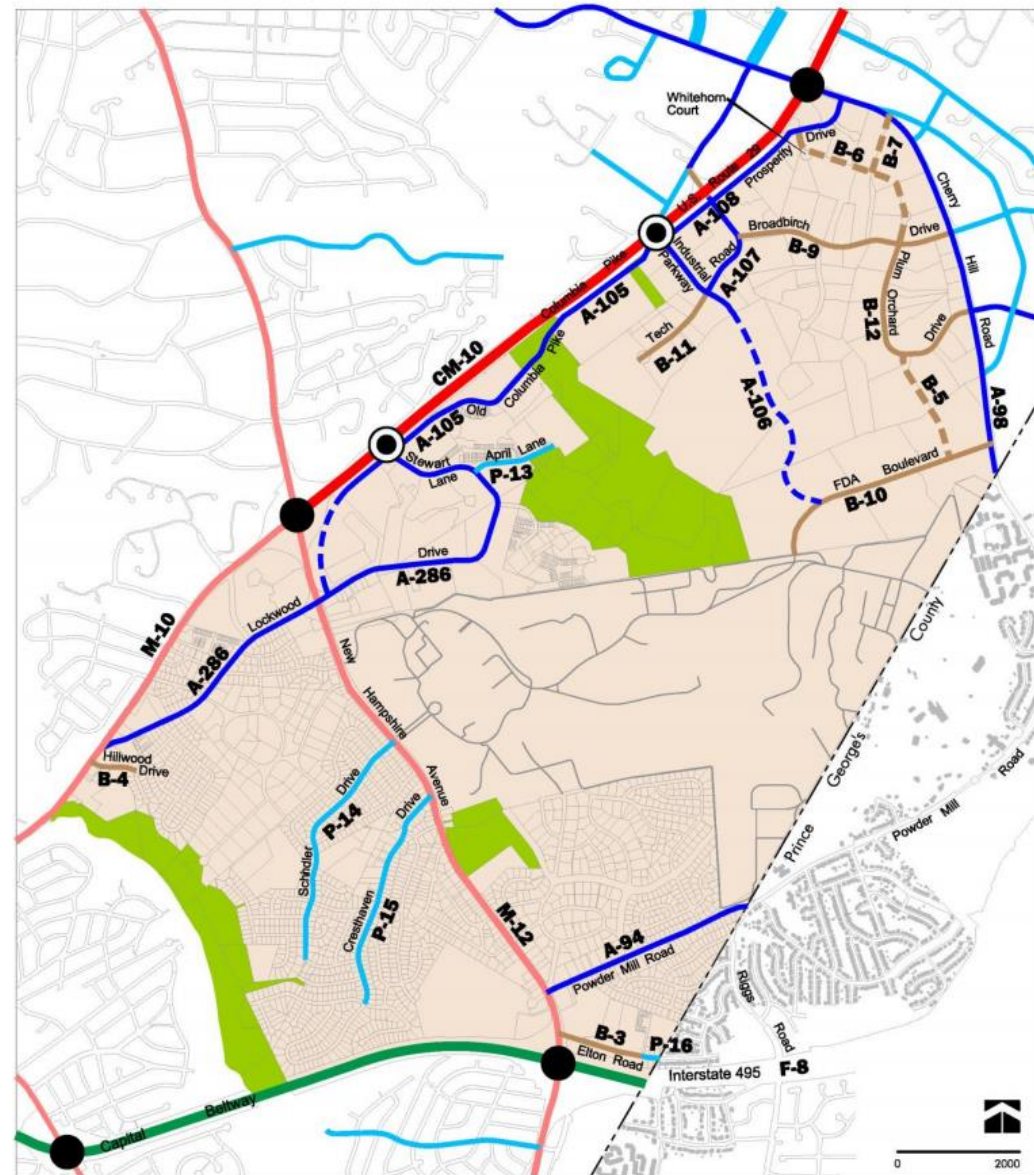
# Master Plan

## ■ Road Widenings:

- **CM-10** US 29 over MD 650
- **M-12** MD 650 under US 29
- **A-105** Old Columbia Pike & Bridge
- **P-16** Elton Rd
- **B-9** Broadbirch Dr
- **B-10** FDA Blvd
- **B-11** Tech Rd
- (all would include accompanying bike facilities)

## ■ Road Narrowing:

- **B-3** Elton Rd



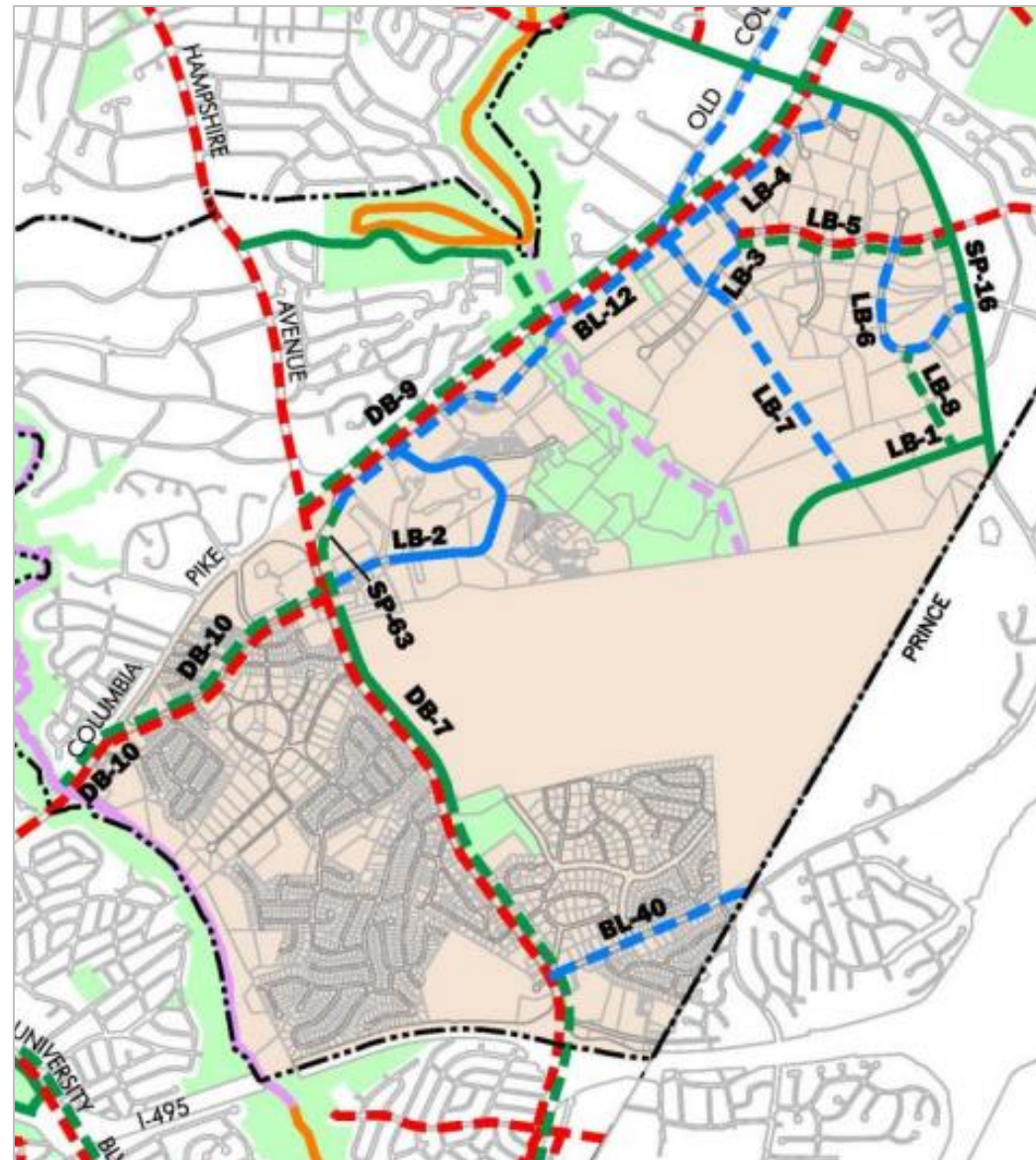
# Master Plan

## ■ Shared Use Paths:

- **DB-7** MD 650 (New Hampshire Ave)
- **DB-10** US 29 (Columbia Pike)
- **DB-10** Lockwood Dr

## ■ Bike Lanes:

- **LB-3** Tech Rd
- **LB-4** Prosperity Dr
- **LB-7** Industrial Pkwy
- **BL-40** Powder Mill Rd





# Master Plan

## ■ BRT:

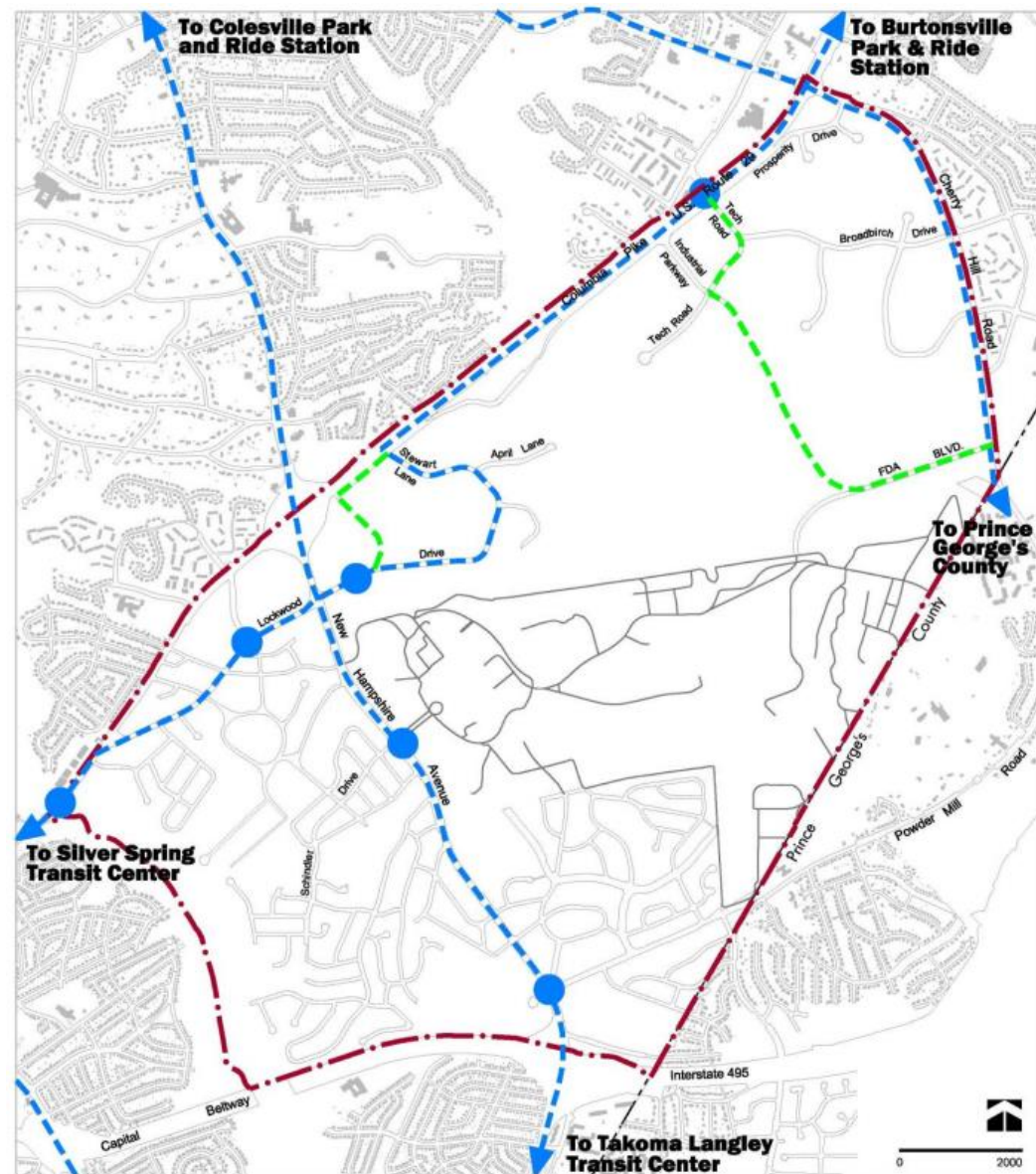
- US 29
- MD 650
- Randolph Rd

## ■ Ride-On:

- **10** Twinbrook - Hillandale
- **21** Silver Spring - Briggs Chaney
- **22** Silver Spring - Hillandale
- **New Route** Silver Spring - Riderwood

## ■ Miscellaneous:

- Circulator
- Adventist Transit Center
- Hillandale Transit Center
- Bikeshare
- Transportation Management District



# LATR

## ■ Typical LATR

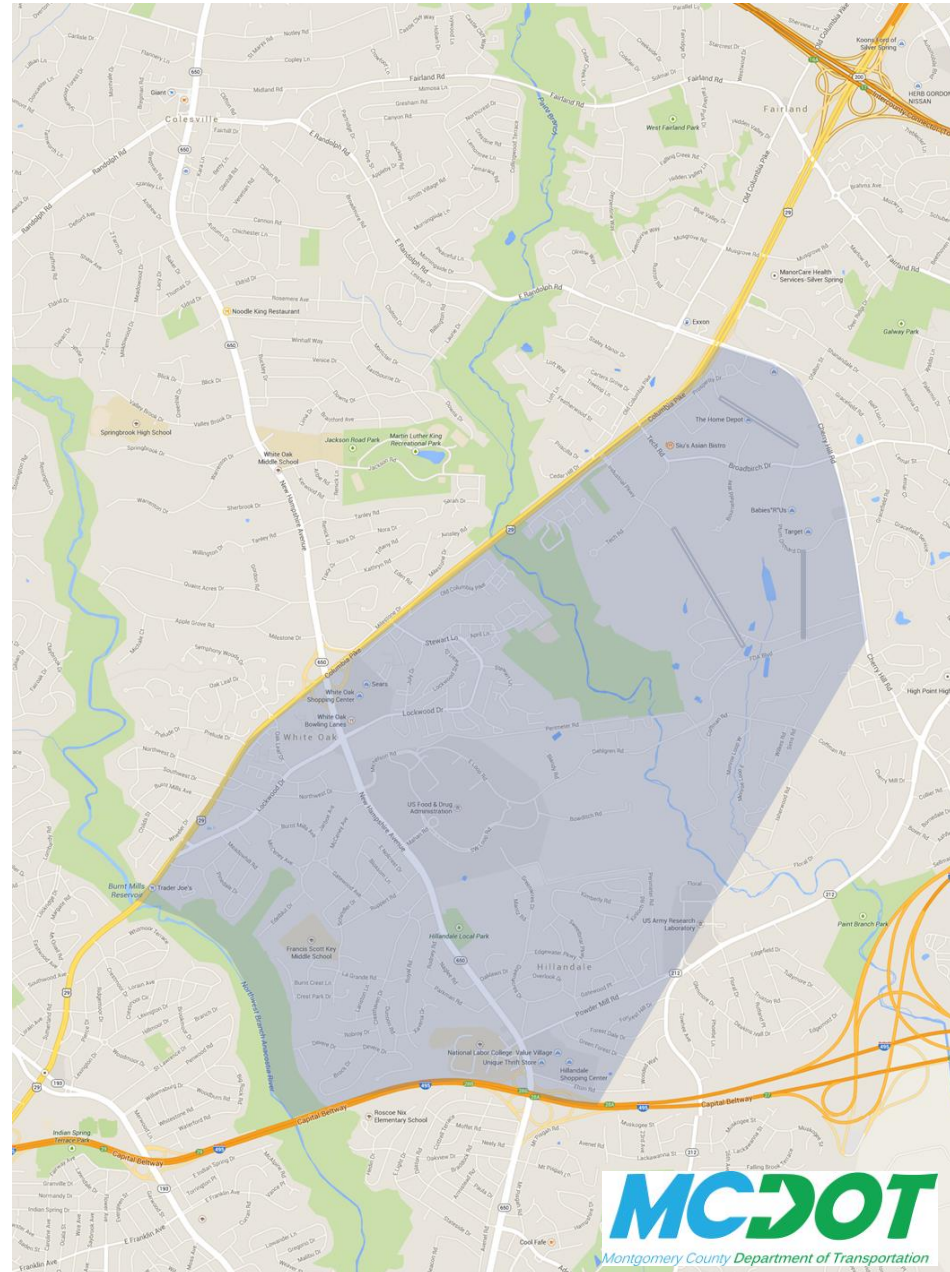
- Intersection-by-intersection analysis done individually by each development
- Developer must mitigate any failing conditions

## ■ Criticisms

- Earliest developers get available capacity for free; later developers tend to pay more.
- Spot-by-spot treatments with no cohesiveness, little coordination, unreliable scheduling.
- Many traffic studies do not prompt any mitigation; resources could be better allocated

## ■ Pro-Rata LATR Fee

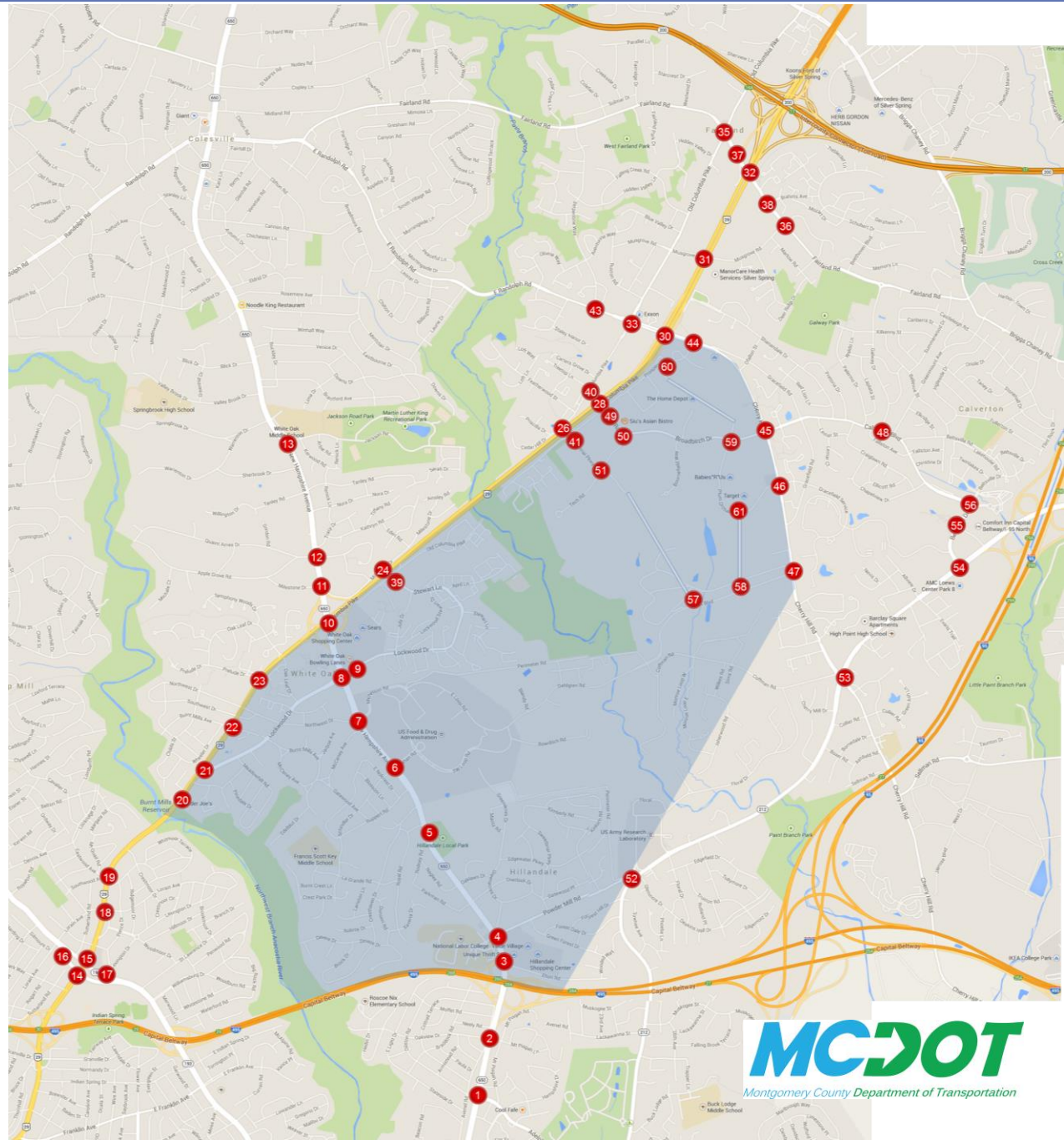
- Intersection-by-intersection analysis done comprehensively by the County
- Developers expected to pay pro-rata fees into the White Oak CIP (P501540) based on trips generated





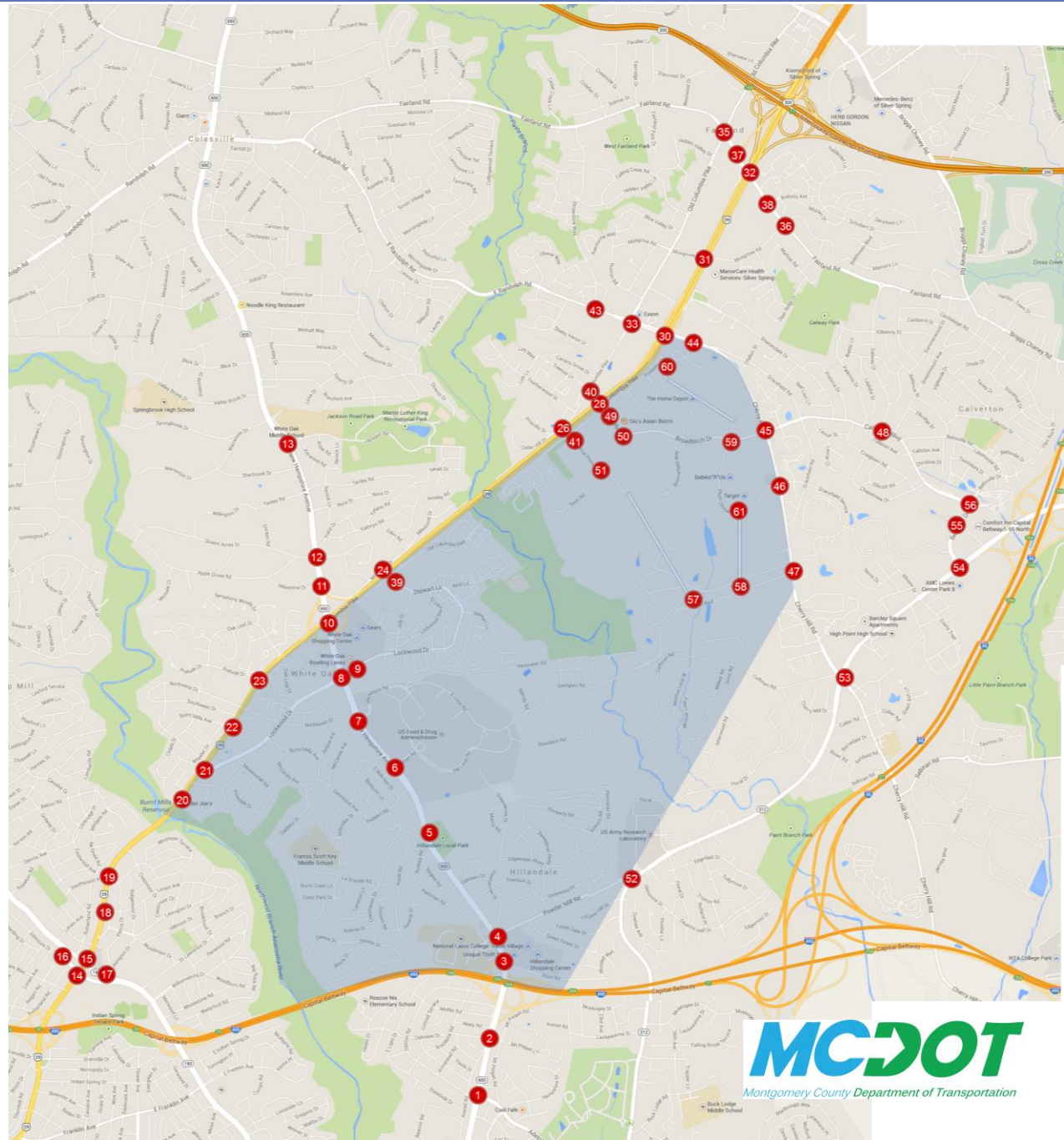
# Methodology

- 61 intersections studied
- Includes areas outside policy area & in Prince George's
- Includes identifying potential interim treatments in lieu of interchange
- Analysis only; each identified project would go through typical public process



# Methodology

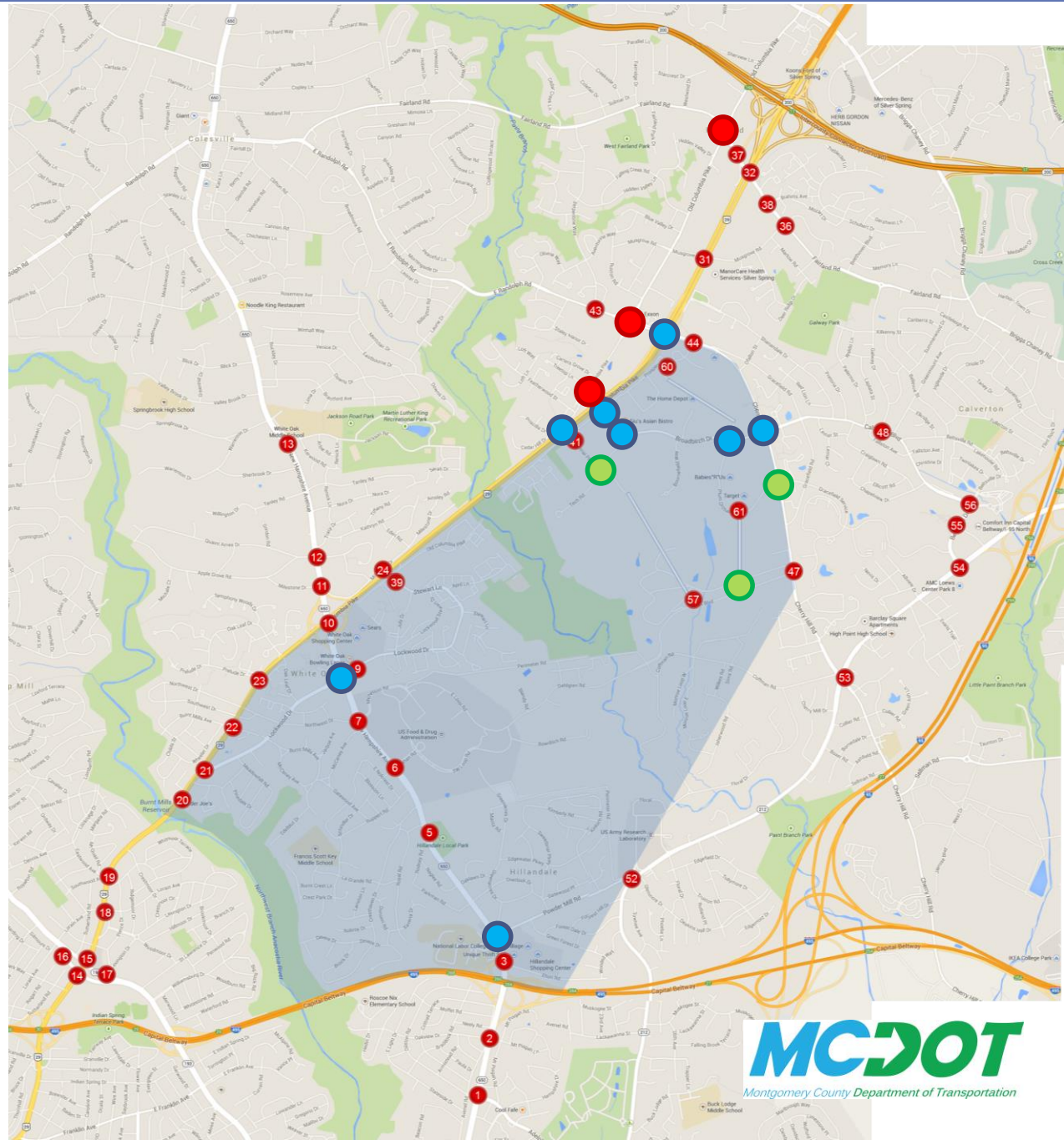
- Travel demand model
- Identify intersection needs
- Estimate costs to address identified needs
- Total the costs to calculate the pro-rata fee.





# Findings

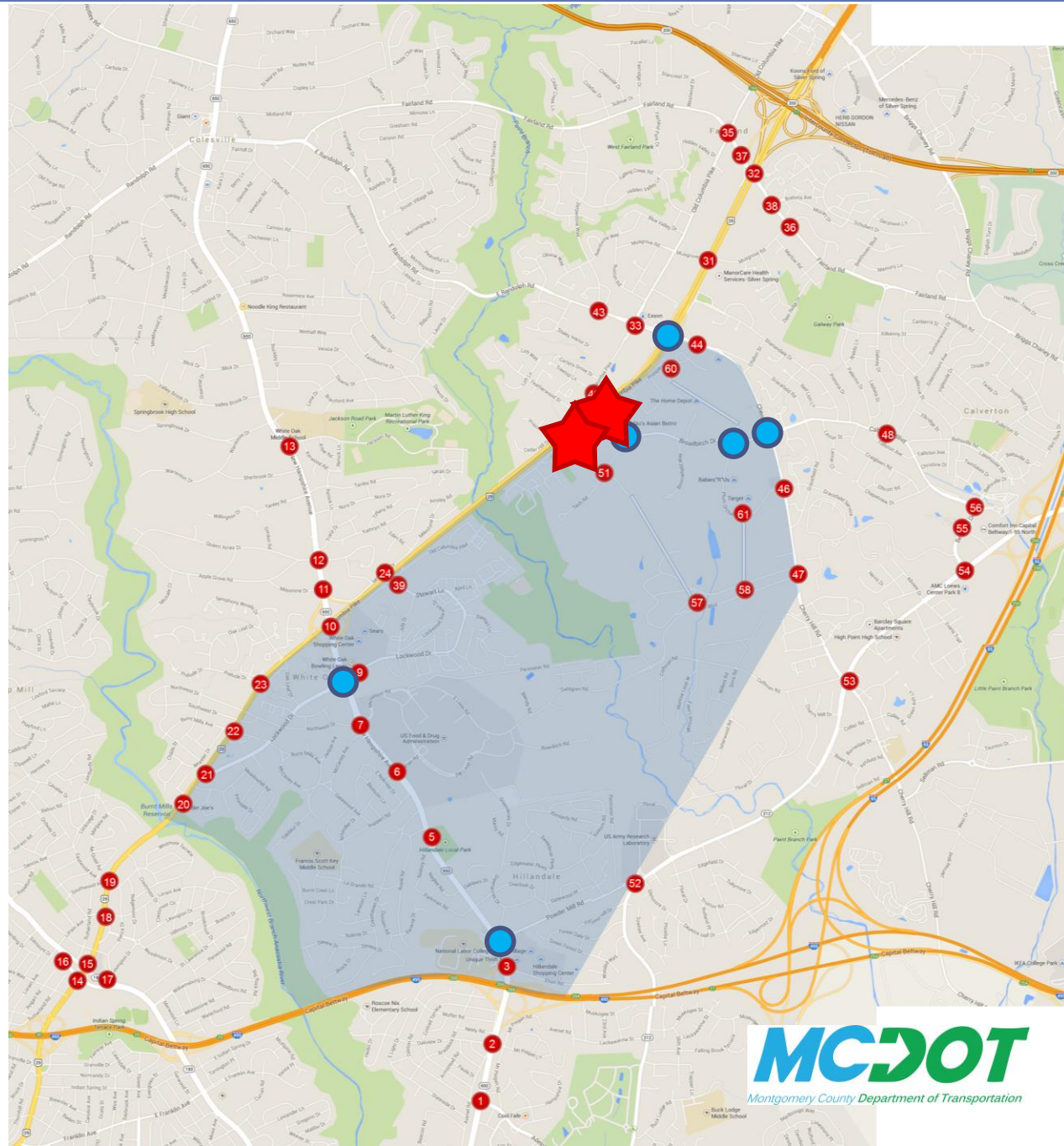
- 14 intersections with identified needs
- 3 locations to be addressed by specific developments
- 3 locations are outside of the policy area
- 8 locations proposed for inclusion into the fee





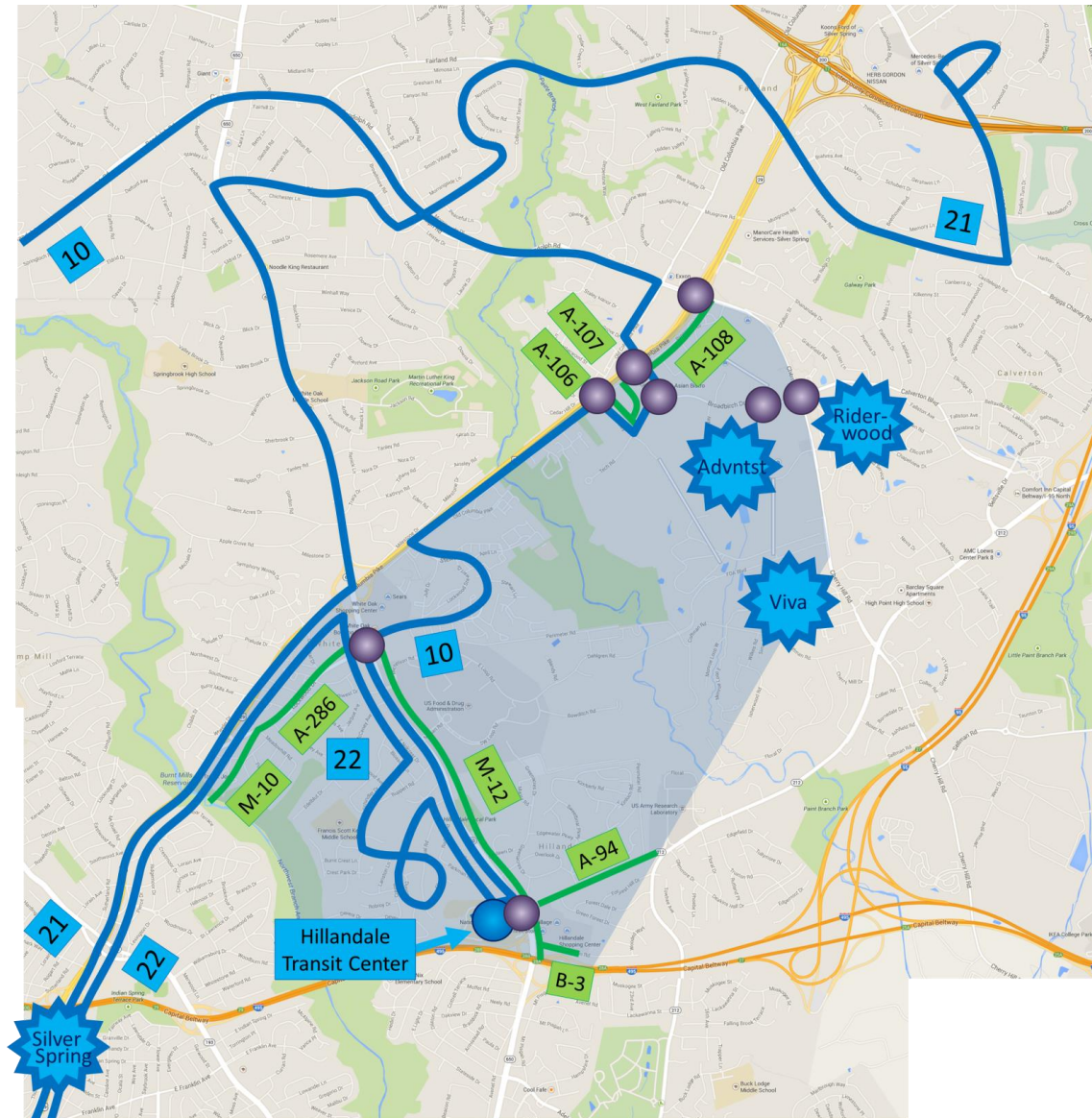
# Findings

- 2 locations would be addressed by an interchange at US 29 / Tech Rd / Industrial Pkwy
- Would be removed from the fee at a future reassessment if the interchanges proceed to construction



# Findings

- Interest from Council and agencies in including other items in this cost: transit, ped/bike, etc.
- Staff recommendations to Council are that they consider:
  - Additional Ride-On service to the 10, 21, and 22 routes
  - New Ride-On service serving Riderwood, Adventist, Viva, and Silver Spring CBD.
  - Hillandale Transit Center
  - Bus Stop Improvements
  - Bikeshare
  - 3 new segments of shared use paths
  - 4 new segments of bike lanes
  - 1 master planned road narrowing
  - White Oak TMD

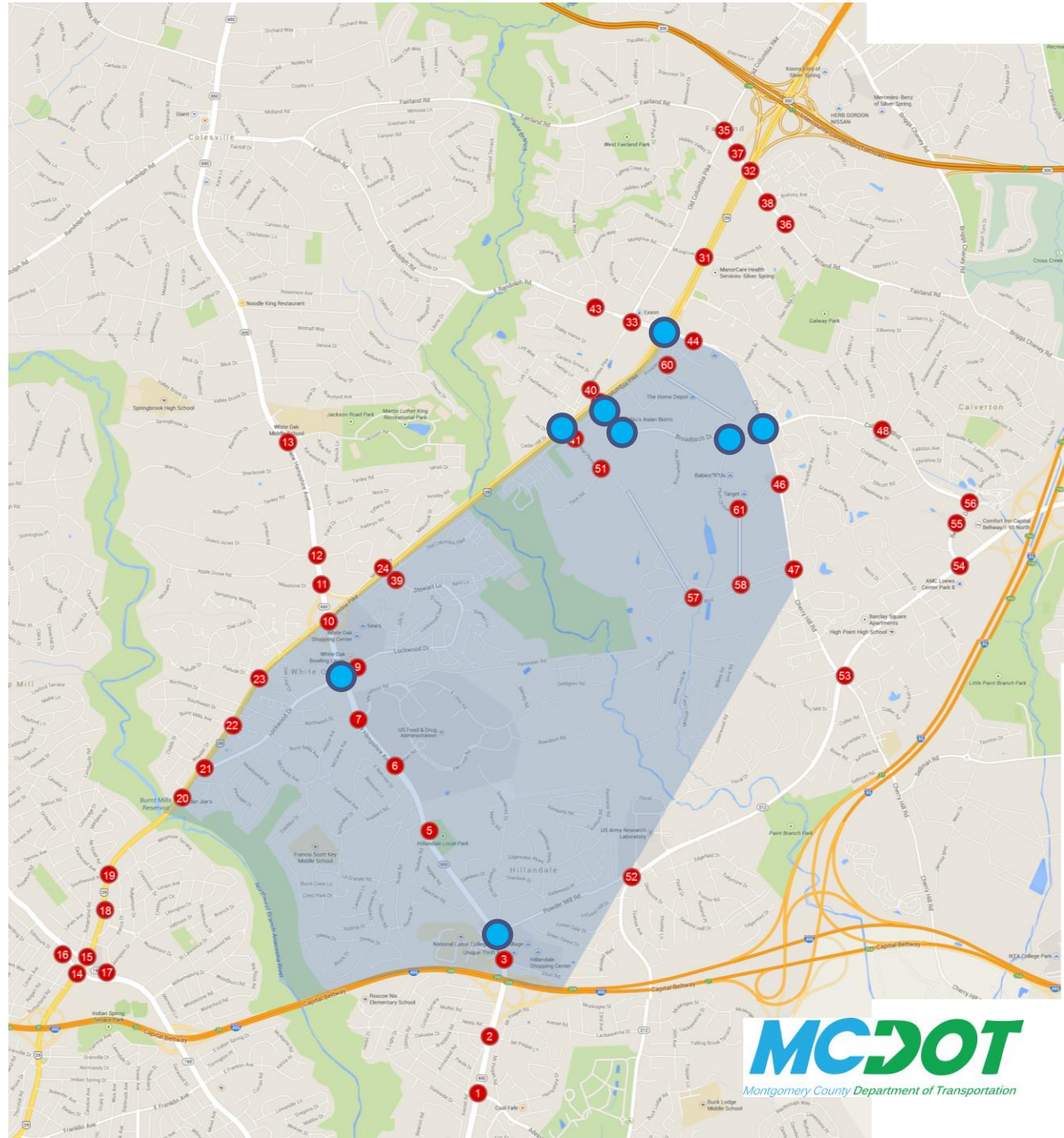




# Findings

Intersections	\$16,600,000
Transit	\$25,600,000
Bikeways	\$75,100,000
LATR Analyses	\$500,000
<u>White Oak TMD</u>	<u>\$13,900,000</u>
<b>TOTAL</b>	<b>\$131,700,000</b>

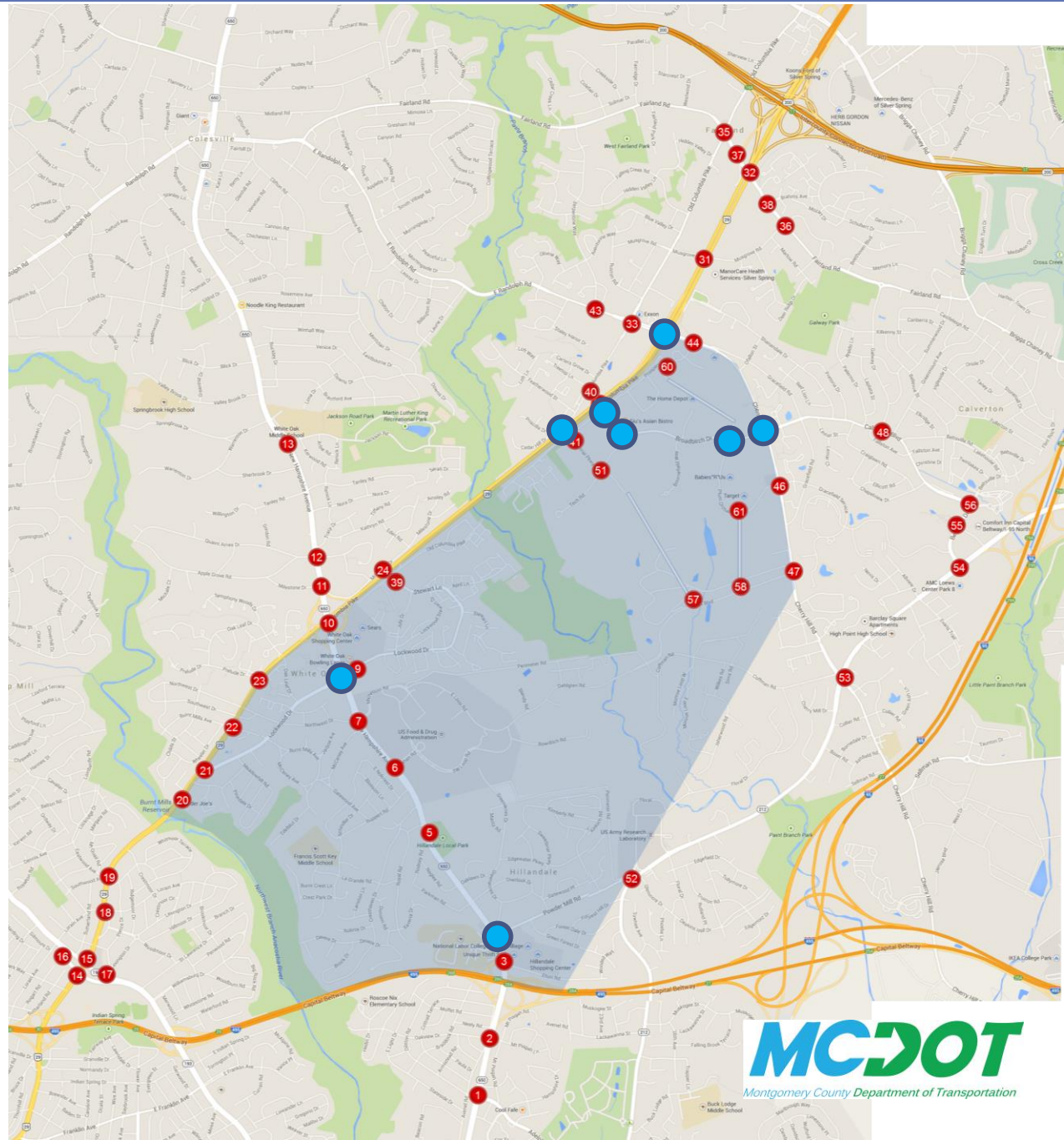
- Approx 20,000 PM peak hr veh-trips at 100% build-out
- \$6,500 per PM peak hour veh-trip





# Next Steps

- Council deliberates any changes:
  - Projects included / excluded from the fee calculation
  - Whether to assume 100% of plan build-out (20,000 trips) or 75% of plan build-out (15,000 trips)
  - Forward funding
  - Policy Area Adjacent Developments
  - Monitoring / Reassessment
  - Collection & Application



# Next Steps

- **1/17, 1:30 pm**  
Council Public Hearing
  
- **1/26, 9:30 am**  
GO/PHED  
Council Committee
  
- **1/30, 9:30 am (if needed)**  
GO/PHED  
Council Committee

Information available at:

[https://www.montgomerycountymd.gov/dot-dir/dev\\_review/development\\_review.html](https://www.montgomerycountymd.gov/dot-dir/dev_review/development_review.html)

